

Forest Hills Gardens
LONG ISLAND.
15 Minutes from Herald Square.

To those who appreciate character of development, individuality of architecture and stability of construction, Forest Hills Gardens makes its appeal.

To accomplish these environments the services of Messrs. Olmsted Brothers, of Brookline, Mass., were secured for the landscape work, representative architects of special note in domestic architecture were employed, and over \$3,500,000 invested in the property by the company.

The attractiveness of the place, the success of the development and the advantages to the homeseeker cannot be expressed through the medium of an advertisement.

It is without exaggeration to state that Forest Hills Gardens represents the best that has yet been undertaken in suburban development in the United States.

You are earnestly requested to investigate the merits of the property which are the qualifications for this announcement. This can only be done by a personal visit to the property.

Long Island electric trains leave Pennsylvania Terminal, Manhattan, at frequent intervals, arriving Forest Hills in 15 minutes. By trolley cars from Queensboro (56th St.) Bridge to Forest Hills, twenty-five minutes by automobile from Herald Square via Queensboro (56th St.) Bridge and Hoffman Boulevard to the property.

For transportation, booklet, and other information address Dept. B, New York Office, 47 West 56th St.

Sage Foundation Homes Company
Forest Hills, Long Island.

Buy your home where values are rising now:—JAMAICA

18 Minutes Out—\$7,000

Brick House, Colonial architecture: 6 or 8 bedrooms; wall paper; living room with open fireplace; dining room, French doors; kitchen, laundry; store room; steam heat; water heater; tiled bathroom; gas and electric light; lawn, shrubs; front and rear; 20-foot wide roadway in rear for autos and tradesmen; 15 minutes from Manhattan and Brooklyn, and only

\$7,000

and on payments that are less than rent.

Come today to

JAMAICA

Two blocks north of the new big Long Island R. R. Station, Middletown Street, between Shelton Ave. and Willett Street.

See representative on premises, day or evening, or Samuel Knopf, Treasurer, Everett Realty & Construction Co., Flatiron Bldg., Manhattan.

BROKERS TAKE A DAY OFF.
Play Golf at Baltusrol—Three Arrested for Speeding.

The first spring tournament of the Real Estate Board of New York was held at Baltusrol Golf Club, Short Hills, N. J., on last Tuesday. The programme was arranged by the board's golf and tennis committee, which includes Albert B. Ashforth, chairman; Joel S. de Seiding, secretary; Alfred V. Amy, John P. Kirwan, Leroy Coventry, Walter Stabler, W. J. Van Pelt, Harry Parker and H. H. Hazleton. There were fifty-one entries and eight prizes were awarded in two classes, class A and class B.

The winners in class A were H. C. Richards, prize low gross score 87; B. N. Phillips, prize low net score, gross 98, handicap 15, net 82. Class A selected, scores afternoon and morning rounds, H. C. Richards, low gross, 87; G. H. Conger, low net, 80.

In class B low gross, W. B. Mable, 94; low net, G. D. Arthur, gross 104; handicap 25, net 79. Selected score, R. H. Macdonald, low gross, 97; F. D. Kelley, low net, 85.

Hot and cold luncheon was served between 12 and 2 o'clock, and at 7:30 dinner was served, there being one long table handsomely decorated with flowers. Mr. Ashforth presented the prizes to the several winners and Mr. Stabler offered a vote of thanks to Chairman Ashforth and Secretary de Seiding for their efforts on behalf of the golf committee, and congratulated them on the success of the tournament.

The object of the tournament was to increase the bond of good fellowship between the members of the golf club and of the Real Estate Board, though it is not denied the hope is entertained that numerous applications for membership in the board will also result.

The funny side of the day's happenings was the arrest in Jersey City of three of the golf committee, H. H. Hazleton, John P. Kirwan and Joel S. de Seiding, who in their efforts to be on hand at the clubhouse exceeded the speed law of Jersey City. As a result they spent two hours trying to satisfy the court that they were not law breakers, but only real estate brokers, who thought they saw an opportunity to serve their fellow members on the golf field, and were congratulated by the court without the usual payment of a fine.

The Real Estate Board expects to give a fall tournament in September and hopes to have at least 100 entries.

NEW NEWARK TRADE CENTRE
Being Created by Change in Routes of Trolley Lines.

NEWARK, N. J., June 6.—A new shopping district within a period of six months at Central avenue and Broad street is predicted by Philip J. Bowers, one of the well known real estate operators in New Jersey. Mr. Bowers bases his claim on the changing of the routes of the Central avenue and the Paterson and Bloomfield trolley cars from going to the Market street station of the Pennsylvania Railroad by way of Broad street to the new route of Park place, Centre, Mulberry and Market streets.

Mr. Bowers said that shoppers coming from Montclair, the Oranges, Belleville, Nutley and other suburbs will leave the car at the point to reach the big stores on Broad street. The change, he said, means a large increase in property values. He declared that both local merchants and the business enterprises that are coming over from the great metropolis are cognizant of the fact.

Inquiries are being made about leases. The district is only two blocks away from the Newark terminal of the McAdoo speed line to New York, which it is estimated over 40,000 people use in travelling back and forth from Manhattan every day.

MANHATTAN BEACH
The Most Desirable Seashore Residential Development in the City of New York

BEST TRANSIT
BEST IMPROVEMENTS
BEST PROTECTION

Go to Manhattan Beach To-day

and see the beautiful residences already built and under construction. The great sea wall, the new esplanade and the many other improvements.

Take Brighton Beach "L" train at Brooklyn Bridge to Sheepshead Bay and change there to Manhattan Beach electric cars leaving adjoining station.

BUNGALOW AND RESIDENCE PLOTS FOR SALE.
Prices Moderate. Terms Easy. Titles Guaranteed.

An unequalled opportunity for homeseekers and investors who act quickly. Houses for sale or rent.

For descriptive booklets, prices and terms, call, write or phone.

Manhattan Beach Estates
192 Broadway, Telephone Cortlandt 2315
or Offices on Property. Telephones Conely Island 920-921

UMBRIA
465 West End Ave. at 82d St.
A twelve story building of the highest type, situated on the finest residential avenue on the west side. Convenient to subway, bus and surface lines; vacuum cleaning plant, steam dryers, tiled bathrooms, extra maid's rooms and other conveniences.
7, 8, 10 and 12 Rooms, 2 to 4 Baths.
\$2,300 to \$4,200.

CAMPOLYN and WENONAH
521 and 523 West 112th St., Near Broadway.
New eight story fireproof building, attractively arranged apartments, living and sleeping rooms, grouped separately; 1450 ft. extra lavatories and closets; no long hallways.
6 & 7 Rooms, 1 & 2 Baths, \$950 to \$1,400.

BROOKFIELD
450 Riverside Drive, North of 116th Street.
A ten story fireproof building, beautifully situated and having a wonderful view of the Hudson and city. Large airy rooms, separate service elevator, open fireplaces, extra maid's rooms, etc.
7 Rooms and 2 Baths, \$950 to \$1,800.

CHARLES P. L. HUSTON CO. INC.
Tel., Murray Hill—6860. 15 EAST 40TH ST.

Summer Cottages For Sale or Rent

BUNGALOW TO RENT.
\$110 for season. Near Hampton, Conn. new five room bungalow; also in room cottage. Both furnished complete. 300 feet elevation. 15 minutes walk. Lake. Pootatough. Good facilities. Bath. Gas. Electric. Tables, milk on premises. Good drinking water. Healthy climate. Park houses have large porch. J. G. box 150 Sun.

FURNISHED BUNGALOW TO RENT.
Lake Placid, 3 bedrooms, bath, open, large living, dining, kitchen, lower. Lighting wood, ice, sleeping porch and use of lake reserved by man and wife who are employed days; can be leased for one, two, three months. Address E. J. GANNON, Lake Placid, N. Y.

CAPE COD COTTAGES
WALFLEET and TRURO, quiet, comfortable, well furnished; charming lake locations. Address agent, CAPTAIN D. HARRIS, ESTATE, Welfleet, or 33 Broad St. Tel. Main 6458, Boston.

NEW SHORE COTTAGE FOR SALE—\$1100
cash; handsome cottage of wood exchange for good runabout. Box 492, Amsterdams, N. Y.

NEWARK BUILDING APARTMENTS
Two Planned Last Week—Twenty-two Plans Filled.

NEWARK, N. J., June 6.—Twenty-two permits involving more than \$200,000 were granted by the Building Department during the week an apartment house to cost in the neighborhood of \$50,000 will be erected by Jacob Holmowich at 127 to 133 Johnson Avenue. It will be four stories in height and of brick construction. The building will have a frontage of about six feet and a depth of seventy-two feet.

A three story brick and limestone apartment building will be started on the east side of DeGrass avenue near Verona, where the Parkway Realty Company. The building will cover a plot measuring forty-five feet by sixty-seven feet and each floor will be divided into four and five rooms and bath. The house will cost about \$34,000.

QUEENS MAKING NEW RECORDS.
2,031 Buildings Planned in Five Months, Costing \$8,830,000.

A report just issued by John W. Moore, Superintendent of Buildings in Queens, shows that there has been a considerable increase during the first five months of this year over a corresponding period last year. From January 1 to June 1 this year the operations have resulted in 2,031 new buildings. This is an excess in estimated cost of \$798,000 over the same period in 1913, which year showed a marked increase over several previous years.

During the month of May the total number of permits applied for was 458 for new buildings of an estimated cost of \$2,177,010. During the past week the activity continued. There were 123 applications for permits for new buildings of an estimated cost of \$325,240.

OWNERS TO MEET TUESDAY.
The United Real Estate Owners Association will hold a meeting on Tuesday evening at the Tuxedo, at the northeast corner of Madison Avenue and Fifty-ninth street.

A Self Supporting GENTLEMAN'S COUNTRY PLACE
310 ACRES (ALL TILLABLE)
Complete in Every Detail **MUST BE SOLD**

House contains 16 rooms, 2 baths, hot water heat, electric lights, telephone; also summer sleeping house, on the hill; young orchard, 800 trees, Two tenant houses.

15 minutes from Poughkeepsie; 1 mile from Wappinger's Falls. Most productive farm in the State. Plenty of woodland; good fishing, boating and bathing.

This Property Is Now Free and Clear, but Terms Will Be Made to Suit Purchaser.

J. HARRY MYERS, Owner
Further Information at SCHWARTZ BROS., 1370 Broadway, cor. 37th Street. Post Office Address, New Hamburg, N. Y., R. F. D. 50. Owner can be seen at city address Monday, Tuesday, Wednesday, 10 A. M. to 8 P. M.

Long Island Sound
SHORE ACRES

From a Recent Photograph

Shore Acres' superb position can be seen at a glance. Nothing like it in all Westchester County. Straight from the Hudson River to the Shore Acres Club House runs a Parkway 100 feet wide and a mile long. On each side of this Parkway and down the middle are planted rare trees and magnificent shrubs imported by the late Robert Bonner twenty-five years ago. Building plots that face this superb Parkway are yours for the choosing—lots 75 to 125 feet frontage and 150 to 200 feet in depth. Bought at a sacrifice, Shore Acres is offered at a bargain in the true sense of that misused word. Every acre has either waterfront or water view—and though waterfront property is the highest priced in the world yet we have 50-foot front lots at Shore Acres as low as \$600. Terms 10 per cent down—balance in 3 years—and Shore Acres is only a short distance from Manhattan.

A booklet for the asking, but we'd much rather play host and let you see this last available property in Westchester County that faces on Long Island Sound. The more seeing of Shore Acres is a treat—come out with us, will you?

CLIFFORD B. HARMON & CO.
42d Street and Madison Avenue
Specialists in Westchester and Connecticut Real Estate
Office Open Sunday Morning from 9:30 to 12
Telephone Murray Hill 2326

New Gardens
8 NEW HOLLOW TILE RESIDENCES

Just completed, conveniently located, five minutes from Kew Station. Houses have tile roof, 10 rooms, 2 baths, hot water heat, living room, dining room, exceptionally well appointed; kitchen, all glassed tile. Attractive Price and convenient terms.

New Houses
renting in prices from \$3.00 to \$22.00, are for sale on convenient terms, all ready to move into; others under construction. Villa sites at reasonable prices.

Information on request from JOHN J. BRITTON, Marble Building, Broadway and 34th St., N. Y. Tel. 4-6100. Office at Kew Station every day. Convenient to Kew, New York, and Jamaica.

15 MINUTES FROM HERALD SQUARE
Via Penn.-L. I. Electric Express Service.

NEW HAMPSHIRE REAL ESTATE FOR SALE.
FOR SALE BY D. M. WHITE & CO., leading real estate dealers, Whiteboro, N. H. Large farm of 135 acres, magnificent view of mountains, lake, and sea. 10 rooms, 2 baths, fireplace, sun parlor, furnace, garage for two cars; icehouse; stable; barn; carriage house; harness room; good horse and cow sheds; bath; wide piazzas, fireplaces, etc. included; also are fully furnished and ready for occupancy. Farm has 1,000 cords of hardwood; beautiful pine grove, also pine and spruce planted; most soil immediately to spruce estate; cost \$15,000; will take \$10,000, put in mortgage if desired. Apply immediately at above.

NEW YORK REAL ESTATE FOR SALE.
CATSKILL MOUNTAINS
House, near Catskill, contains 12 rooms, extensive verandas, newly painted and decorated; one acre, with fine shade trees, fruit, etc.; good barn; inducement price and terms for quick sale; full information, LAMORE, Room 1726 Woolworth Building, New York. Phone 6244 Barclay.

REAL ESTATE.
HOUSE plans at moderate prices; call or send for free catalog of designs. RADFORD ARCHITECTURAL COMPANY, 345 Fifth Avenue, New York.

HOUSES TO LET—UNFURNISHED.
46 EAST 157TH STREET—11 rooms, house, parquet floors, fine location; rent \$10.

FOR SALE at less than HALF COST
A Beautiful Estate and Home among THE WESTCHESTER HILLS

North Salem, N. Y., near Ridgefield, Conn.

Pine house, with bath, library, parlor, dining room and bedrooms; open fireplaces; garage with chauffeur's quarters and bathroom; large stable; den with bedroom and bath; fine water supply; electric lighting; all in perfect order.

Property consists of 55 acres.

Send for booklet to
WM. H. HOYT & CO.,
311 Madison Avenue, New York.
Telephone Murray Hill 6500.

TO SETTLE AN ESTATE
ARDSLEY TOWERS

At Ardsley Park on the Hudson can be bought at less than one-third of its original cost. The house is substantially built of stone with modern appointments throughout, and is beautiful and dignified in every line of its exterior and interior arrangements. The grounds are well laid out and splendidly kept. The Towers is situated on a high point of land and commands a magnificent view of the Hudson River and the surrounding country including the Hudson River and the Hudson River and the Hudson River and the Hudson River.

TREMENDOUS SACRIFICE
THE HOMESTEAD

At Ardsley Park on the Hudson will be sold for a fraction of its value in order to settle an estate. The house is ideally arranged as a residence and is surrounded by magnificent old shade trees, lawns and walks. The surrounding country including the Hudson River and the Hudson River and the Hudson River and the Hudson River.

A BUNGALOW LIKE THIS FOR \$1700
ON LAKE MAHOPAC, N. Y., WITH PERMANENT WATER RIGHTS AND NEARLY 100 ACRES OF LAND. A HALF FROM YOUR BUSINESS. FROM \$100 UP.

PHOTOS OF EXTERIORS AND VIEWS OF PROPERTY BY MAIL FROM N. Y. WALKER, 40 WEST 22D ST., N. Y. PHONE MAD. 50, 0850.

Kenneth Ives & Co.
7 E. 42d St., N. Y. Tel. Murray Hill 637
Residence phone Rye—217.

A RARE BARGAIN
To settle an estate at Ardsley Park on the Hudson.

THE LODGE
Built of cut marble and placed in a setting of old trees, the lodge is a masterpiece of architectural adaptation. The French chateau. The ten rooms are unusually well arranged. Apartments complete and thoroughly modern in every detail. Grounds comprise about 1/2 acre. Apply for particulars to Box No. 131. Sun office.

Ardsley Park
On the Hudson.
A number of desirable homes and building sites for immediate sale to settle an estate. Ideal location overlooking the Hudson River and adjoining the Ardsley Club. Golf links, 45 minutes from Grand Central Station. Prices exceptionally low. Apply to KENNETH IVES & CO., 7 East 42d Street.

ATTRACTIVE ACREAGE, BUILDING SITES, ALL IMPROVEMENTS.
At Briarcliff Manor, within easy walking distance of Briarcliff Lodge and station; for sale at prices from \$2,000 to \$3,000 per acre.

Fish & Marvin
527 Fifth Avenue, 6626 Murray Hill.

BUNGALOW COLONY
The Only One Actually in the Village of Larchmont

It is located between the water and the station, and is recognized as being the most attractive in the vicinity. Its one forest trees and rolling character give it a rare effect so essential to a proper setting for a bungalow or semi-bungalow.

Come and see the homes of our members who have already built and those which are now under construction.

For \$5,000 you can get an artistic home of six or seven rooms and bath on a large plot, small payment down, balance in 3 years. Our booklet will inform you of particulars.

LARCHMONT COLONY,
Room 1601, 40 West 22d St. Phone 9800 Madison, New York City.

HUDSON RIVER
SALE OR RENT
Kenneth Ives & Co.
7 East 42d St., N. Y. Tel. Murray Hill 637

OPPORTUNITY to rent before building and have rent apply on the purchase price. Winter country home, nine rooms, three baths, near beach, yachting, golf, unobstructed views of Sound; between Sound Beach and Stamford. THOMAS J. GOOD, 300 7th St. N. Y.

ALONG THE SOUND AND HUDSON
Fish & Marvin
Kenneth Ives & Co. Hudson River T. E. 42

CONNECTICUT REAL ESTATE FOR SALE.
Stamford, Conn.
COMFORT SHIPMAN POINT. ON THE SOUND.
Boating, bathing beach, good yacht anchorage, tennis courts, etc. Send for Booklet B. Address: THE ATLANTIC REALTY CO., 56 Park Row, Stamford, Conn.